



OSBORNE
GROUP

the
Leading Provider of
Commercial Real Estate

AVAILABLE FOR LEASE

1830 Sierra Gardens Dr., Roseville, CA 95661



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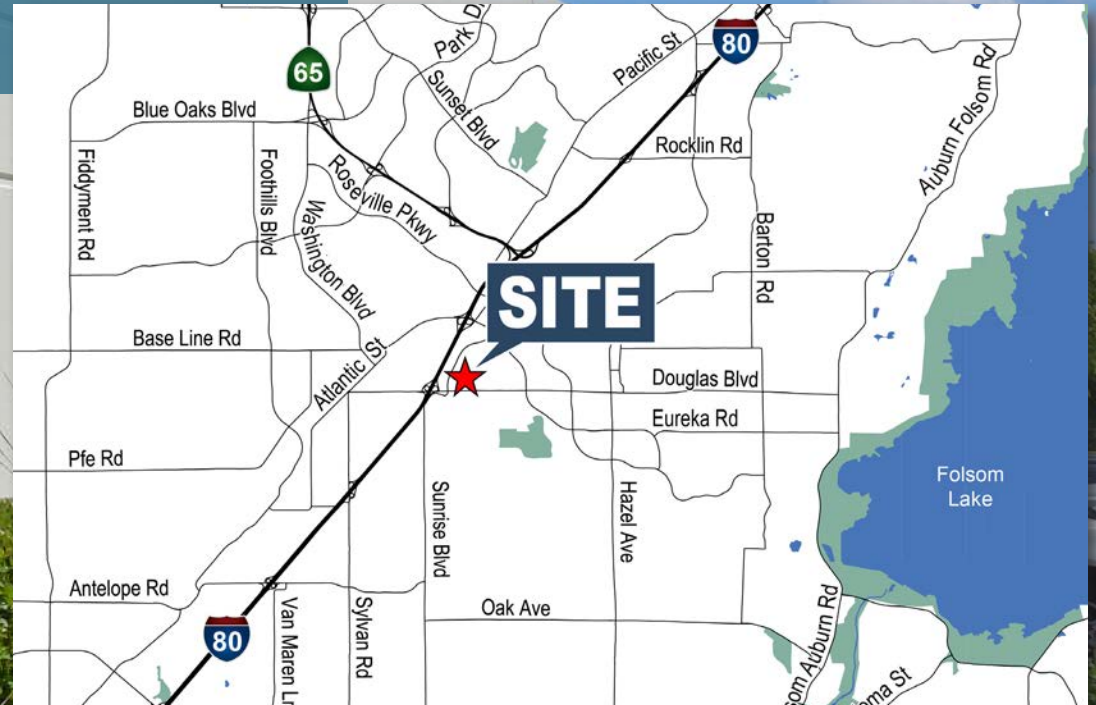
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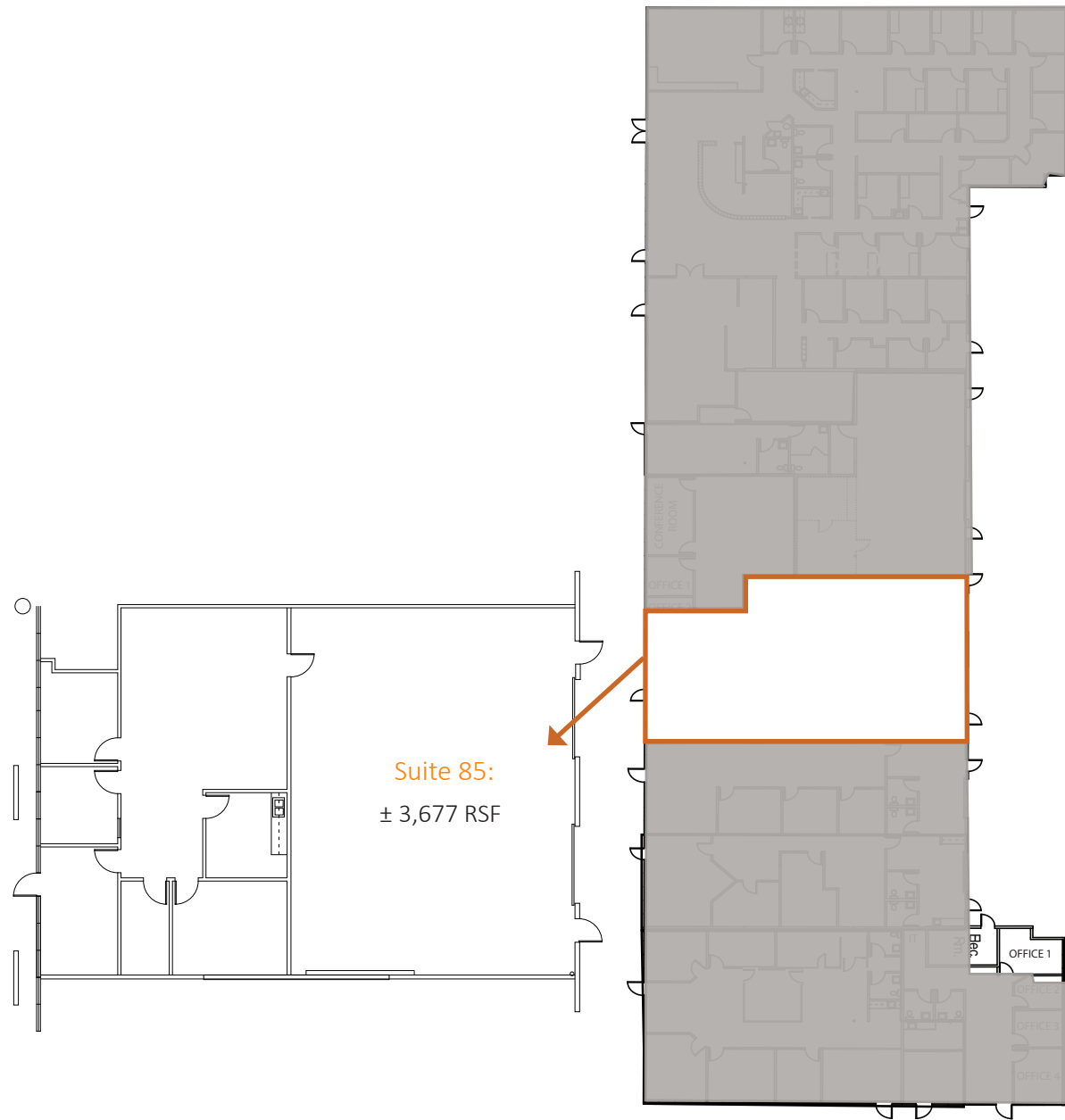
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PROPERTY HIGHLIGHTS

- Available for Lease:
- Suite 85: ± 3,677 RSF (\$1.25/SF Modified Gross)
- Suite 85 can be flex or office; currently approximately 50% office and 50% warehouse build out, and has two roll up doors.
- The building enjoys vast window line allows excellent natural light
- Close to numerous retail, shopping and restaurant amenities
- Less than one mile to Interstate 80



FLOOR PLAN

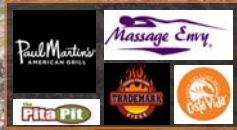


* Floor plans not to scale. For reference purposes only.

SOUTH PLACER BUSINESS PARK

REGIONAL AMENITIES

Folsom Lake



Eureka Rd.



Douglas Blvd.



Lead Hill Boulevard

N Sunrise Ave.

PLACER VILLAGE

Douglas Blvd.



SOUTH PLACER BUSINESS PARK

1376 Lead Hill Blvd. 1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens



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